

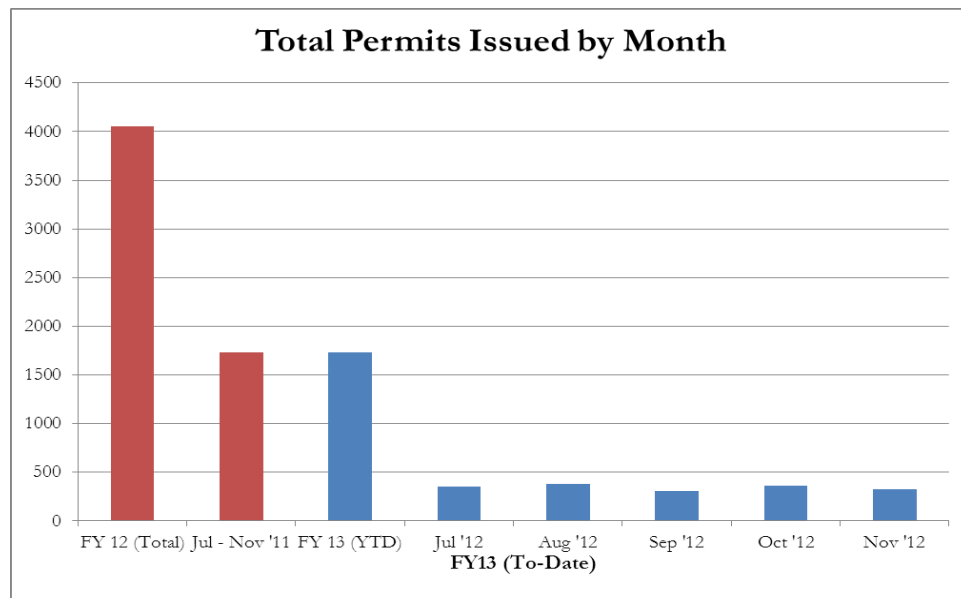


## Community Planning and Development Services Monthly Activity Report (through November 2012)

### Building Permits

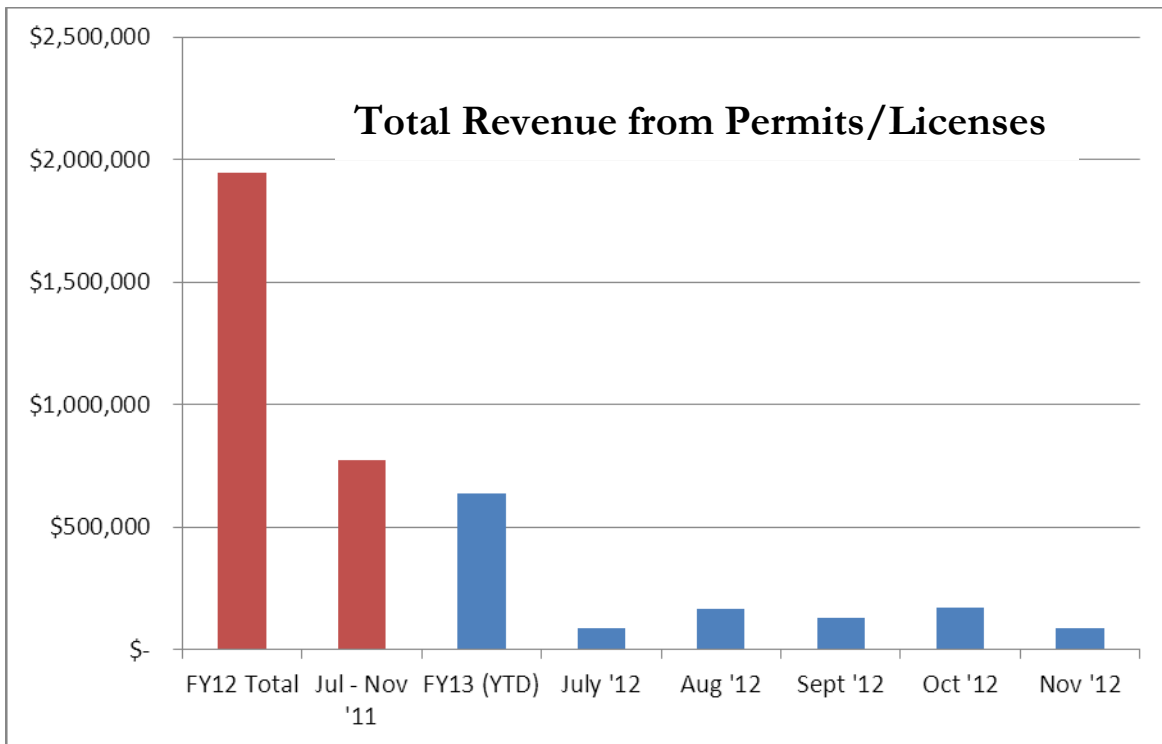
We continue to remain on pace with the number of permits issued when compared with the same time period from last fiscal year. However the amount of revenue generated so far through permits is below last year's level.

	FY 12 (Total)	FY 13 (YTD)	Fiscal Year 2013 to date				
			Jul '12	Aug '12	Sep '12	Oct '12	Nov '12
Building Permits							
Residential/Commercial	771	381	59	112	69	83	58
Single-family	22	9	0	4	2	0	3
Demolition	11	4	0	2	0	1	1
Fire Protection	331	152	35	22	28	45	22
Mechanical, Electrical, Plumbing	2660	1079	236	218	190	205	230
Occupancy							
Residential/Commercial	240	97	17	24	16	27	13
Single-family	18	8	2	0	0	3	3
<b>Total Permits Issued by Type</b>	<b>4053</b>	<b>1730</b>	<b>349</b>	<b>382</b>	<b>305</b>	<b>364</b>	<b>330</b>

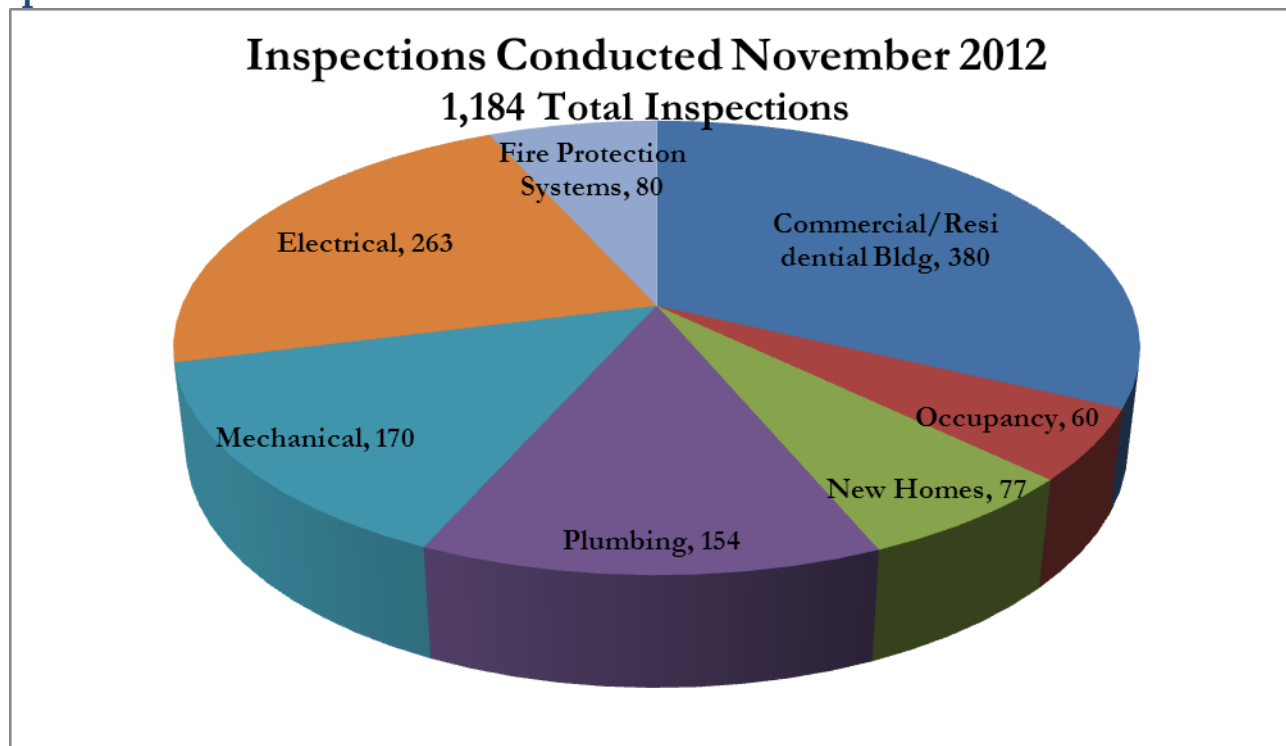


## Revenue from Permits

As indicated above, the total number of permits issued is on track with the number issued last year at this point, but as shown below, the amount of revenue generated so far is below last year's figure.



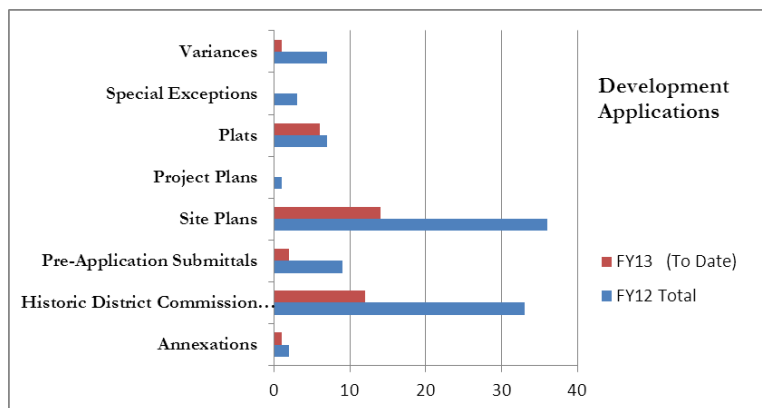
## Inspections



## Development Review Cases

	<b>FY12 Total</b>	<b>FY13 (To Date)</b>
Annexations	2	1
Historic District Commission cases	33	12
Pre-Application Submittals	9	2
Site Plans	36	14
Project Plans	1	0
Plats	7	6
Special Exceptions	3	0
Variances	7	1
<b>Total</b>	<b>98</b>	<b>36</b>

The Duball Project, a mixed-use development in Town Center with apartments, commercial space and a Cambria Suites Hotel by Choice Hotels, was issued a foundation permit in mid-November. Part of the parking lot across from the Regal Cinemas at Town Center is no longer available since site work has begun pursuant to the foundation permit.



## Zoning Enforcement

	<b>FY 2012 Total</b>	<b>FY 2013 (To Date)</b>	<b>November 2012</b>
Zoning Violations	107	25	3

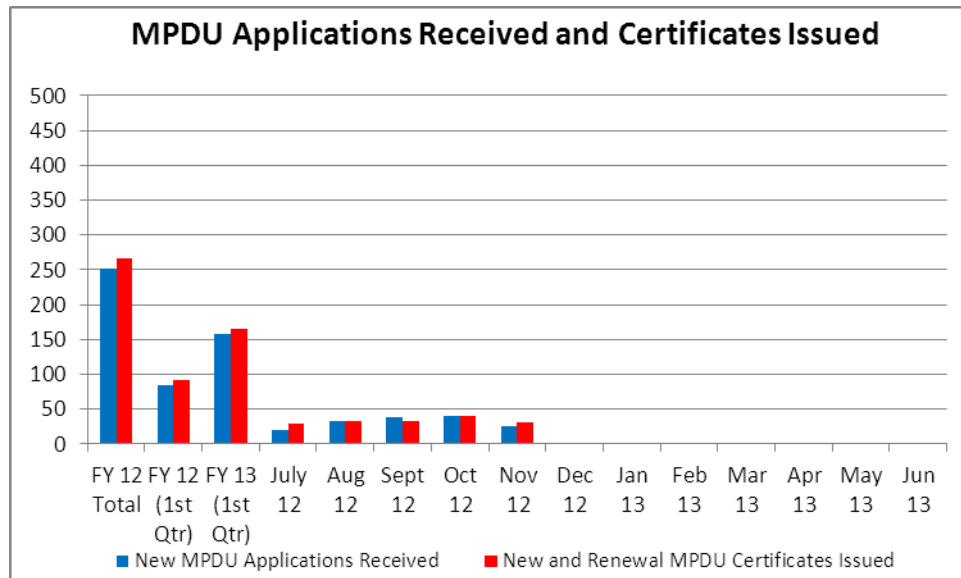
## Sign Permit Applications

	<b>FY 2012 Total</b>	<b>FY 2013 (To Date)</b>	<b>November 2012</b>
Sign Permit Applications	222	126	11
Sign Permits Issued	186	149	19
Sign Review Board Cases	13	1	-

## Housing and Community Development Block Grant

### Moderately Priced Dwelling Units

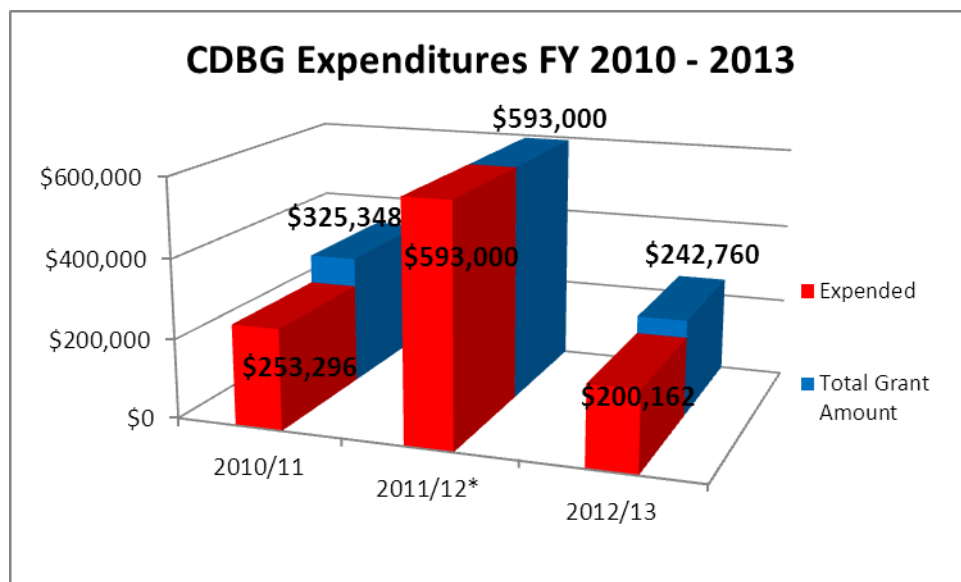
- 35 new MPDUs will become available this summer & fall at The Gables at Upper Rock



\* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

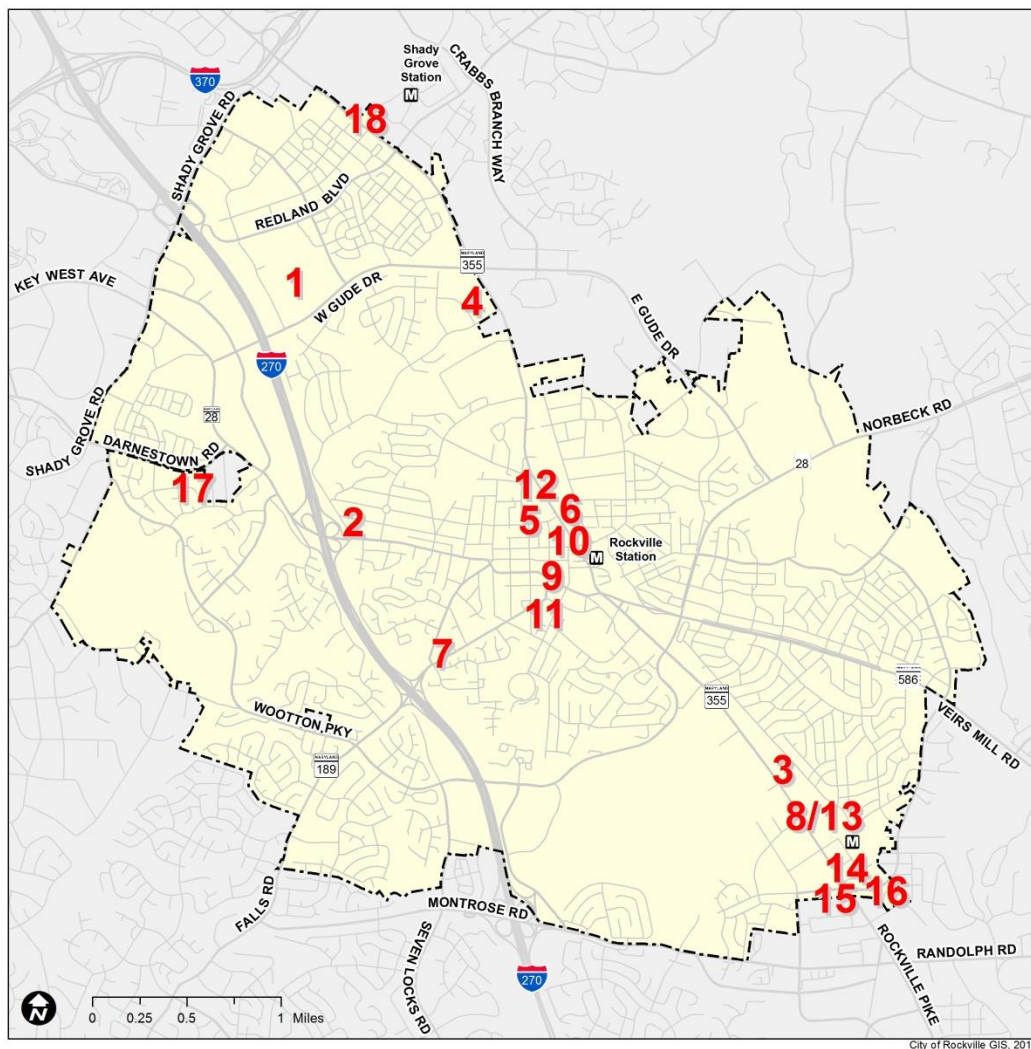
### Community Development Block Grant (CDBG)

- Expended 100% of 2011/12 Federal grant funds by the end of March 2012
- Started 2012/13 CDBG activities



\* The City received and expended two years of CDBG funding during FY 11/12

## Major Development Review Projects around the City



### Pre-Applications In Process

1. **201 W. Gude Drive (PEPCO Service Center):** Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. DRC meeting held. File #: PAM2012-00053
2. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. DRC meeting held. File #: PAM2011-00049
3. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. DRC meeting scheduled October 18, 2012. File #: PAM2013-00055
4. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. DRC meeting held. File #: PAM2011-00048

### Major Applications In Review Process

5. **275 N. Washington Street (former Giant Site):** Final Record Plat to create 2 lots out of an existing single lot and Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use.. File #: PLT2013-00522, PLT2013-00524 and STP2013-00145
6. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. File #: STP2013-000135
7. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114
8. **1592 Rockville Pike (Twinbrook Metroplace):** Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. File #: STP2013-00140

## Recently Approved Applications

9. **50 Maryland Avenue (Montgomery County Judicial Center):** 200,000 square-foot addition to the exiting Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
10. **121 Hungerford Drive (Rockville Metro Plaza):** Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and currently under construction. File # STP2011-00073
11. **209 Monroe Street (Victory Housing):** 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
12. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
13. **1592 Rockville Pike (Twinbrook Metro Place):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 850 multi-family residential units. Approved April 16, 2012. File #: PJT2012-00002
14. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 360 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
15. **1807 Rockville Pike:** New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
16. **1900 Chapman Avenue:** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
17. **9200 Darnestown Road (Brightview of Rockville):** Development of a 90-unit assisted living community. Approved May 25, 2011 and currently under construction. File #: SPX2010-00381, STP2011-00066 and PLT2011-00509
18. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139

## Special Projects

### Zoning Text Amendment

Work continues on a new zoning text amendment related to development in town center that the Mayor and Council asked City staff to file in November.

The amendment would bring applications for Level 1 site plans that are located in the Town Center Performance District before the Planning Commission for approval instead of City staff approval. Level 1 plans are those that are smaller in size, generate little traffic and impact a small area of the city.

The Town Center Performance District is essentially the core of the town center area. Its borders are generally East Jefferson Street, North Washington Street to Hungerford Drive, and the Metro tracks.

The amendment would also add requirements for public notification for some larger development projects throughout the city. The proposed changes would require electronic notice to civic and homeowner's associations leadership— in addition to an existing requirement to give written notice to property owners within a certain radius of a site.

The Planning Commission is reviewing the proposed amendment on December 12, and the Mayor and Council will hold a public hearing on the topic at 7 p.m. on Monday, January 14. A decision by Mayor and Council is expected sometime in February.